



PLANNING COMMISSION SUMMARY OF ACTIONS

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LBR

March 29, 2001

Page 1

PRESENT: Commissioners Alcorn, Byers, DuBois, Hall, Harsel, Kelso, Koch, Moon, Murphy, Palatiello, Smyth, Wilson

ABSENT: None

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The meeting was called to order at 8:20 p.m. by Chairman Peter F. Murphy, Jr.

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Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION FURTHER DEFER THE DECISION ONLY ON RZ-2000-HM-044, FDP-2000-HM-044, PCA-80-C-028-6 AND PCA-77-C-098-4, TST WOODLAND LLC, TO A DATE CERTAIN OF JUNE 14, 2001.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Harsel not present for the vote.

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Commissioner Smyth MOVED THAT THE PLANNING COMMISSION FURTHER DEFER THE DECISION ONLY ON RZ-2000-PR-052, DECOROUS INCORPORATED, TO A DATE CERTAIN OF JUNE 21, 2001.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Harsel not present for the vote.

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Commissioner Alcorn noted that dates for an Environment Committee meeting and the new Residential Development Criteria Committee would be announced soon.

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Commissioner Koch announced his intent to defer the public hearing on RZ/FDP-2000-SU-050, The Ryland Group, from April 18, 2001 to May 17, 2001.

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Commissioner Koch announced his intent to defer the public hearing on S00-III-UP2, Out-of-Turn Plan Amendment, from April 11, 2001 to a date to be determined.

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Commissioner Wilson announced her intent to defer the public hearing on Zoning Ordinance and Public Facilities Manual Amendments from April 11, 2001 to a date to be determined.

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Chairman Murphy noted that the Planning Commission would not be meeting again until April 18, 2001.

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CAPITAL IMPROVEMENT PROGRAM (CIP)

(Decision Only - Public Hearing was held on March 15, 2001)

Commissioner Palatiello MOVED, ON BEHALF OF THE CAPITAL IMPROVEMENT PROGRAM COMMITTEE, THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS ADOPTION OF THE CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEARS 2002-2006, AS PRESENTED IN THE ADVERTISED CIP WITH THE FOLLOWING MODIFICATIONS:

ON PAGE 28, ITEM 66, WEST COUNTY ADULT/ALTERNATIVE EDUCATION CENTER BE DELETED;

THAT ON PAGE 28, ITEM 53, RENOVATION AND IMPROVEMENTS OF SOUTH LAKES HIGH SCHOOL, BEGIN IN 2002;

THAT ITEM 54, WOODSON HIGH SCHOOL RENOVATION AND IMPROVEMENTS BEGIN IN FISCAL YEAR 2003;

AND THAT ON PAGE 78 WE REVISE ITEM 2 TO CHANGE THE DESCRIPTION TO READ: "TRAFFIC LIGHT SIGNALIZATION. THIS IS A CONTINUOUS PROGRAM TO INSTALL TRAFFIC LIGHT SYSTEMS AT FIRE STATION LOCATIONS OF GREATEST NEED. TRAFFIC SYSTEMS MAY INCLUDE TRAFFIC LIGHTS, STATION WARNING SIGNALS, AND/OR PREEMPTION SYSTEMS."

Following discussion, Commissioner Palatiello MOVED TO AMEND THE MOTION SO THAT RATHER THAN DELETING ITEM 66, IT BE REVISED TO STATE THAT FUNDING WILL BEGIN IN FY 03.

Commissioner Kelso seconded the amendment and concurred with the amendment, both of which carried unanimously with Commissioner Harsel not present for the vote.

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SPA-83-P-057-4 - KOREAN CENTRAL PRESBYTERIAN CHURCH

(Decision Only - Public Hearing was held on March 22, 2001)

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BZA APPROVAL OF SPA-83-P-057-4, SUBJECT TO CONDITIONS CONSISTENT WITH THOSE DATED MARCH 29, 2000 WITH A CHANGE TO NUMBER 22, DELETING THE LAST SENTENCE.

Commissioners Koch and Kelso seconded the motion which carried by a vote of 11-0-1 with Commissioner Harsel abstaining.

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FS-H00-108 - XM SATELLITE, 1977 Hunter Mill Road

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION CONCUR IN THE DETERMINATION OF THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY XM SATELLITE RADIO ON THE EXISTING VIRGINIA POWER TOWER LOCATED AT 1977 HUNTER MILL ROAD, BE FOUND TO BE IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA IN THE MATTER OF APPLICATION FS-H00-108.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Harsel and Wilson not present for the vote.

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FS-B00-117 - NEXTEL, 8996 Burke Lake Road

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION FIND THAT FS-B00-117 IS IN FACT A "FEATURE SHOWN" AND IN ACCORDANCE WITH THE COMPREHENSIVE PLAN AND AGREE WITH THE RECOMMENDATION BY MR. ZOOK.

Commissioner Byers seconded the motion which carried unanimously.

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FS-S01-1 - NEXTEL, Braddock Park

Chairman Murphy MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION ON FS-S01-1.

Commissioner Byers seconded the motion which carried unanimously.

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FS-S01-2 - NEXTEL, 12895 Clifton Creek Drive, Virginia Power easement

Chairman Murphy MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION ON FS-S01-2.

Commissioner Byers seconded the motion which carried unanimously.

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FS-S00-135 - VOICESTREAM, 12510 Yates Ford Road

Chairman Murphy MOVED THAT THE PLANNING COMMISSION CONCUR WITH “FEATURE SHOWN” DETERMINATION ON FS-S00-135.

Commissioner Byers seconded the motion which carried unanimously.

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FS-D01-15 - FAIRFAX CO. FACILITIES MANAGEMENT DIVISION, 9830 Georgetown Pike

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION OF THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING THAT THE PERMANENT ESTABLISHMENT OF AN ATHLETIC FIELD AT 9830 GEORGETOWN PIKE, IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A “FEATURE SHOWN” PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioners Palatiello and Byers seconded the motion carried unanimously.

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RZ/FDP-2000-MV-019 - WASHINGTON HOMES, INC.

(Decision Only - Public Hearing was held on March 22, 2001)

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE RZ-2000-MV-019, SUBJECT TO THE EXECUTION OF THE DRAFT PROFFERS DATED 29 MARCH 2001 AND APPROVAL OF THE CONCEPTUAL DEVELOPMENT PLAN.

Commissioner Hall seconded the motion which carried by a vote of 9-1-1 with Commissioner Wilson opposed; Commissioner Koch abstaining; Commissioner Harsel not present for the vote.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION APPROVE THE FINAL DEVELOPMENT PLAN, SUBJECT TO THE DEVELOPMENT CONDITIONS CONTAINED IN THE STAFF REPORT.

Commissioner Hall seconded the motion which carried by a vote of 10-0-1 with Commissioner Koch abstaining; Commissioner Harsel not present for the vote.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE TRANSITIONAL SCREENING YARD REQUIREMENTS

BE MODIFIED ALONG THE SOUTHERN BOUNDARY AND ABUTTING PARCEL 33 BE APPROVED.

Commissioner Hall seconded the motion which carried by a vote of 10-0-1 with Commissioner Koch abstaining; Commissioner Harsel not present for the vote.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD WAIVE THE BARRIER REQUIREMENTS ALONG THE SOUTHERN BOUNDARY IN FAVOR OF A WALL THAT ENCLOSES THE PRIVACY YARDS FOR THE SINGLE FAMILY ATTACHED DWELLING UNITS ALONG THAT BOUNDARY AND REFERENCED IN THE PROFFERS.

Commissioner Hall seconded the motion which carried by a vote of 10-0-1 with Commissioner Koch abstaining; Commissioner Harsel not present for the vote.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD WAIVE THE LIMITATION ON THE LENGTH OF PRIVATE STREETS.

Commissioner Hall seconded the motion which carried by a vote of 9-1-1 with Commissioner Wilson opposed; Commissioner Koch abstaining; Commissioner Harsel not present for the vote.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD WAIVE THE REQUIREMENTS OF SECTION 2-414, THAT RESIDENCES BE LOCATED A MINIMUM OF 200 FEET FROM THE EDGE OF THE RIGHT-OF-WAY OF AN INTERSTATE HIGHWAY, WITH REGARD ONLY TO THE PORTION OF THE PARKING GARAGE LOCATED CLOSER THAN 200 FEET FROM THE RIGHT-OF-WAY FROM I-95.

Commissioner Hall seconded the motion which carried by a vote of 10-0-1 with Commissioner Koch abstaining; Commissioner Harsel not present for the vote.

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RZ/FDP-1999-HM-022 - COPPERMINE ASSOCIATES, LLC
(Decision Only - Public Hearing was held on December 14, 2000)

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE RZ-1999-HM-022 AND THE CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE EXECUTION OF THE PROFFERS CONSISTENT WITH THOSE DATED MARCH 27, 2001.

Commissioner Byers seconded the motion which carried by a vote of 9-0-2 with Commissioners DuBois and Hall abstaining; Commissioner Harsel not present for the vote.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION APPROVE FDP-1999-HM-022, SUBJECT TO THE APPROVAL OF THE PROPOSED DEVELOPMENT CONDITIONS DATED MARCH 14, 2001 AND SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF RZ-1999-HM-022.

Commissioner Byers seconded the motion which carried by a vote of 9-0-2 with Commissioners DuBois and Hall abstaining; Commissioner Harsel not present for the vote.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT ALONG THE SITE'S NORTHERN BOUNDARY IN FAVOR OF THAT DEPICTED ON THE CDP/FDP.

Commissioner Byers seconded the motion which carried by a vote of 9-0-2 with Commissioners DuBois and Hall abstaining; Commissioner Harsel not present for the vote.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS A WAIVER OF THE BARRIER REQUIREMENTS ALONG THE SITE'S NORTHERN BOUNDARY AND ALONG THOSE BOUNDARIES ADJACENT TO THE R-1 DISTRICT LOCATED TO THE SOUTHEAST AND SOUTHWEST OF THE SITE.

Commissioner Byers seconded the motion which carried by a vote of 9-0-2 with Commissioners DuBois and Hall abstaining; Commissioner Harsel not present for the vote.

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2232-D00-40 - METRICOM, INC.
FDPA-C-220-4 - METRICOM, INC.

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION FIND THAT THE FACILITIES PROPOSED UNDER 2232-D00-40 SATISFY THE CRITERIA OF LOCATION, CHARACTER AND EXTENT AS SPECIFIED IN SECTION 15.2-2232 OF THE CODE OF VIRGINIA AND ARE SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE COMPREHENSIVE PLAN.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Alcorn, Harsel and Murphy not present for the vote.

Commissioner DuBois FURTHER MOVED THAT THE PLANNING COMMISSION APPROVE FDPA-C-220-4, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED MARCH 15, 2001 AND CONTAINED IN APPENDIX 1 OF THE STAFF REPORT.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Alcorn, Harsel and Murphy not present for the vote.

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SE-98-S-024 - TRUSTEES OF KNOLLWOOD BAPTIST CHURCH
D/B/A KNOLLWOOD COMMUNITY CHURCH

Commissioner Murphy MOVED THE PLANNING COMMISSION DEFER DECISION ON SE-98-S-024 TO A DATE CERTAIN OF MAY 16, 2000 WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioner Hall seconded the motion which carried unanimously.

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The meeting was adjourned at 11:27 p.m.
Peter F. Murphy, Jr., Chairman